



FILE: PA 02-0085

DATE: September 13, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA 02-0085 – Site Plan for Pad “Q”, a service station with a 3,600 convenience store within Planning Area 6A of the Urban Activity Center in the Ladera Planned Community.

LOCATION: 27402 Antonio Parkway, Ladera

APPLICANT: Fred Fiedler & Associates, on behalf of BP West Coast Products, LLC

I. NATURE OF PROJECT:

BACKGROUND:

The project site is zoned “PC” Planned Community and is located in Ladera Planned Community. On March 9, 1999, the Planning Commission approved Area Plan AP98-05 (Planning Application PA98-0186) for Planning Area (PA) 6 of the Ladera PC. This Area Plan established 2 sub-areas and general development guidelines for the 120 acre PA 6 “Urban Activity Center”. The subject site is located in Sub-Area A and includes the Entertainment/Retail uses. On October 10, 2001 the Planning Commission approved PA01-0031 a Site Plan for the Urban Activity Center. On December 20, 2001 the Planning Commission approved PA01-0128, which made amendments to the commercial retail center in the Urban Activity Center. The approval allowed several reconfigurations to buildings and adjusted the proposed square footage of the buildings. Planning Application PA01-0128 also included a revision to the proposed service station to increase in size by 600 square feet to 3,600. These previous planning applications serve as the Master Site Development Permit for the entire commercial center. An administrative Site Development Permit is required for all freestanding buildings and uses, including this proposed service station site within the center.

PROPOSAL:

This Site Development Permit is for the proposed service station to be constructed in Planning Area (PA) 6A, Tract 16063. The service station will be located on the southeast corner of Antonio Parkway and Crown Valley Parkway, identified as Pad “Q” in the Master Site Development Permit (previously building “M” under PA01-0031). The gross area of the site is 53,010 square feet. The proposed project includes construction of a new fueling facility with eight dispensers, a 3,600 square foot Am/Pm convenience store, and two new underground storage tanks. One tank holds 20,000 gallons of 87-octane unleaded gasoline. The other is a split tank that holds 10,000 gallons of 91-octane and a 12,000 gallon tank of 87-octane gasoline. An air and water unit will be installed on the site. An exhibition area will be located in the rear of the facility and will be visible from Antonio Parkway and Crown Valley Parkway. An old fashion gasoline station façade with a display car will be located there for display purposes only. The vintage car shall not have any advertising associated with it. A condition of approval regarding the old fashion gasoline station facade is located in Appendix B. See project plans for detailed information on the proposal.

A 41' wide by 119' long canopy structure will be constructed over the gasoline pumps to provide shade in the day and light at night as well as protect patrons from weather. The fueling facility will utilize flat lens canopy lighting to prevent light trespass. The layout will assist in screening the canopy fueling activities from the street. The fueling facility is proposed to be open 24 hours a day, which is compatible with the adjacent shopping center.

SITE DEVELOPMENT STANDARDS:

The proposal meets the Site Development Standards as outlined in the Ladera Planned Community Text. The service station will be 29'6" feet high and the canopy will be 18'6" high. Therefore, the facility will not exceed the permitted administrative height of 35 feet. Ladera requires landscaping an average depth of 15 feet along arterial highways. This landscaping is installed along Crown Valley Parkway and Antonio Parkway at a depth of 20 feet. The convenience store is located outside the required setback area. The canopy structure is located 15 feet from the southern property line and 32 feet from the eastern property line. All setbacks for the proposed structures are in compliance with the Ladera PC and the Master Site Development Permit.

Zoning Code Section 7-9-145 "Parking" requires 1 parking space per 200 square feet for this project. Therefore, the parking requirement is 18 spaces. The applicant is providing 29 spaces including 2 handicap spaces as well as one space designated for delivery trucks. This proposal calls for 29 parking spaces whereas the Master Site Development Permit only called for 21 spaces. The project meets the parking requirements required by the Zoning Code and the Master Site Development Permit. Site Development Standards for the Ladera PC address loading areas. Although this area does not include a loading area with a plat form, it does include trucks that will be delivering gasoline as well as delivery trucks for the Am/Pm store. A gas truck approach along with a parking overlay is included in the plans. It does not appear that the truck approach and parking location will interfere with the interior circulation of the site.

Site Development Standards allow for a maximum of 100 square feet of sign space. The project includes 90.56 square feet of sign space. The monument sign is not included in this calculation, as is will be submitted by the Developer under a separate permit.

A Landscaped berm is located around the perimeter of the property and will provide screening for the site. The developer will maintain landscaping along Antonio Parkway and Crown Valley Parkway. A trash enclosure is located behind the landscaped portion of Crown Valley Parkway and will be shielded from view as required.

The Ladera PC Text includes a site development standard relating to environmental pollution control that states the following:

Any permitted business or industrial use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic matter.

The above site development standard is included as a Condition of Approval located within Appendix B.

CONCLUSION:

The project meets the Site Development Standards as outlined in the Ladera PC Text. Planning Application PA01-0031 addressed this service station and stated in the Conditions of Approval that the Director is the approving authority for this Site Plan per Section XII of the Ladera Planned Community Program Text. The design of the station was preliminarily approved by the Master Site Development Permit prior to submitting to the County for this Site Development Permit, as stated in the letter dated September 10, 2002. Therefore, staff has determined that the service station design meets the intent of previous approvals for the Urban Activity Center. Staff approves PA02-0085 subject to the conditions of approval recommended for this project as stated in Appendix B.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Section 7-9-150 "Discretionary Permits and Procedures" and the Ladera PC Text, PA01-0031 (Master Site Development Permit), and PA01-0128 (revised Master Site Development Permit).

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 555, previously certified on 10/17/95. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____
Chad Brown, Section Chief
CPSD/Site Planning Section

JJT

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

Appendix C - Aerial Photographs

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.